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**CONFORMED COPY  
OF ORIGINAL FILED  
Los Angeles Superior Court**

**MAR 24 2009**

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By BOROTHY SWAIN, Deputy**

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Attorneys for PLAINTIFF PRUDENCE WALTZ

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF LOS ANGELES

CENTRAL [UNLIMITED JURISDICTION] DISTRICT

PRUDENCE WALTZ,

PLAINTIFF

v.

BLUE OCEAN MORTGAGE CORPORATION, a  
California Corporation, MATTHEW P.  
KAY an individual, MOHAMED FOUZI  
HAFFAR an individual, LATOSHIA  
KELLER, an individual AURORA LOAN  
SERVICES and DOES 1 THROUGH 20  
inclusive

Defendants

BC374163  
Case No.: ~~82048207~~

Assigned to  
Department 47

THE HON. AUERLIO MUNOZ

FOURTH AMENDED COMPLAINT  
FOR CANCELLATION AND RESCISSION OF  
A FRAUDULENTLY CREATED DEED, RETURN  
OF REAL PROPERTY AND DAMAGES FOR  
WRONGFUL TAKING AND RETENTION OF  
REAL PROPERTY

[CC §§ 1695.7, 1712, 2945.6, 3281  
and 3412]

COMES NOW PLAINTIFF PRUDENCE WALTZ [hereinafter referred to as  
"PLAINTIFF"] for her causes of action against DEFENDANTS and each  
them alleges as follows:

**PLAINTIFF**

1. PLAINTIFF PRUDENCE WALTZ is now and was at all times herein  
mentioned a resident of the County of Los Angeles, State of California  
and the owner and entitled to possession of that certain real property  
located at and commonly known as 844 West 57<sup>th</sup> Street, Los Angeles,  
California 90037-3628 [Los Angeles County Assessor's Parcel No. 5001-  
014-01 which is hereinafter referred to as "THE SUBJECT PROPERTY"]

**FOURTH AMENDED COMPLAINT FOR CANCELLATION OF FORGED DEED  
PRUDENCE WALTZ v. BLUE OCEAN MORTGAGE CORPORATION, INC. BC 374163**

1 which is more fully described as follows:

2 The North 113.25 feet of Lot 382 or Burck's Golden  
3 Tract, in the City of Los Angeles, County of Los Angeles  
4 as per map recorded in Book 10, Page 26 of Maps in the  
5 office of the County Records of said County.

6 2. PLAINTIFF is informed, and based on such information  
7 believes that as a result of the fraudulent and unauthorized  
8 placement of a forged signature [which is purported to be hers] on  
9 a grant deed [a copy of which is attached hereto as Exhibit "1" and  
10 hereinafter referred to as "THE FRAUDULENT DEED"] by agents of BLUE  
11 OCEAN MORTGAGE CORPORATION, a California Corporation [hereinafter  
12 referred to as "BLUE OCEAN"], MATTHEW P. KAY and MOHAMED FOUZI  
13 HAFFAR on January 18, 2006 she was illegally and improperly deprived  
14 of the right to retain, enjoy and maintain possession of THE SUBJECT  
15 PROPERTY.

16 3. PLAINTIFF did not and never has executed either THE  
17 FRAUDULENT DEED or any other instrument conveying her interest in  
18 THE SUBJECT PROPERTY to either SAMANTHA HILL or anyone else.

19 **DEFENDANTS**

20 4. PLAINTIFF is informed and based upon such information  
21 believes that DEFENDANT BLUE OCEAN MORTGAGE CORPORATION, INC.  
22 [hereinafter referred to as "BLUE OCEAN"] was at time THE FRAUDULENT  
23 DEED was created and recorded by its agents a California corporation  
24 holding a broker's license issued by THE CALIFORNIA DEPARTMENT OF  
25 REAL ESTATE [hereinafter referred to as "THE DRE"] whose corporate  
26 powers and license to engage in either the real estate or any other  
27 business within the State of California has been suspended by the  
28 California Secretary of State and Department of Real Estate.

1           5. PLAINTIFF is informed and based upon such information  
2 believes that DEFENDANT AURORA LOAN SERVICES, INC. is a DELAWARE  
3 CORPORATION which has surrendered its authority to do business in  
4 the State of California but claims an interest in THE SUBJECT  
5 PROPERTY as a result a deed from a party whose title was derived and  
6 dependent upon the validity of THE FRAUDULENT DEED referred to  
7 herein.

8           6. PLAINTIFF is informed and based upon such information  
9 believes that at the time individual DEFENDANTS MATTHEW P. KAY,  
10 MOHAMAD FOUZI HAFFAR and LATOSHIA KELLER participated in and encour-  
11 aged the creation of THE FRAUDULENT DEED they were either residents  
12 of or conducting in the County of Los Angeles, State of California.

13           7. PLAINTIFF is informed, and based on such information  
14 believes that during the period prior to individual DEFENDANTS  
15 MATTHEW P. KAY'S, MOHAMAD FOUZI HAFFAR decision to withdraw from  
16 further involvement with BLUE OCEAN, they operated and controlled the  
17 under-capitalized entity as their alter ego for the personal benefit  
18 and without regard to the entity's obligations [both fiduciary and  
19 otherwise] to look out for and protect the financial interests of  
20 PLAINTIFF and other persons to whom they owed both a corporate and  
21 individual obligation as fiduciaries.

22           8. PLAINTIFF is informed, and based on such information  
23 believes that at the time THE FRAUDULENT DEED was created BLUE OCEAN  
24 held a license which was subject to provisions of the California  
25 Business and Professions Code § 10159.2(a) and regulations issued by  
26 DRE under which its responsible managing officer [INDIVIDUAL DEFENDANT  
27 MOHAMAD FOUZI HAFFAR] was and continues to be personally liable and  
28 responsible for all of it's and its agents' actions.

1           9. PLAINTIFF is ignorant of the true names and capacities of  
2 DEFENDANTS sued herein as DOES 1 through 20, inclusive, and therefore  
3 sues these DEFENDANTS by such fictitious names. PLAINTIFF will pray  
4 leave of this court to amend this complaint to allege their true names  
5 and capacities when ascertained.

6           10. PLAINTIFF is informed and based upon such information  
7 believes that each of the individual and organizational defendants  
8 named herein [including DOES 1 through 20 inclusive] is either a  
9 resident or actively engaged in real estate related businesses within  
10 the County of Los Angeles, State of California.

11           11. PLAINTIFF is informed, and based upon such information,  
12 believes that the business entities and INDIVIDUAL DEFENDANTS whose  
13 identities are presently unknown are either residents of or conducting  
14 business out of which PLAINTIFF'S claims arose within the County of  
15 Los Angeles, State of California and are related to the remaining  
16 defendants in a partnership, agency, joint venture, supervisory, and  
17 management capacity.

18           12. All of the individual defendants mentioned above, [including  
19 but not limited to DOES 1 through 20 inclusive] have acted in  
20 directorial, supervisory, and managerial capacities in connection  
21 with the corporate defendants' real estate related businesses within  
22 the County of Los Angeles.

23           13. PLAINTIFF is informed and based upon such information  
24 believes that each of THE DEFENDANTS named herein was, at all times  
25 relevant to this action either the agent, employee, representing  
26 partner, or joint venturer of the remaining DEFENDANTS and acted  
27 within the scope of that relationship.

28 / / /

1 14. PLAINTIFF is further informed and believes that each of THE  
2 DEFENDANTS herein gave consent to, ratified, and authorized the acts  
3 alleged herein as to each of the remaining DEFENDANTS.

4 **FIRST CAUSE OF ACTION AGAINST ALL DEFENDANTS**  
5 **FOR THE CANCELLATION OF FRAUDULENT DEED AND**  
6 **RESTITUTION OF REAL PROPERTY**  
7 **[Civil Code §§ 1695.7, 1712, 2945.6 & 3412]**

8 15. PLAINTIFF realleges and incorporates by reference every  
9 allegation contained in the preceding paragraphs 1 through 14  
10 inclusive of this Complaint as though fully set forth herein.

11 16. As set forth above, notwithstanding PLAINTIFF'S status as  
12 the sole owner of THE SUBJECT PROPERTY at the time THE FRAUDULENT DEED  
13 was created DEFENDANTS BLUE OCEAN, MATTHEW P. KAY, MOHAMED FOUZI  
14 HAFFAR, LATOSHIA KELLER DOES 1 THROUGH 20 inclusive caused the deed  
15 to recorded without her knowledge or consent in order to transfer  
16 title to the property to one or more third parties.

17 17. PLAINTIFF has never knowingly executed any instrument  
18 [written or otherwise] conveying her interest in THE SUBJECT PROPERTY.

19 18. The signature on THE FRAUDULENT DEED is not PLAINTIFF'S and  
20 was not placed on that or any other deed at her direction.

21 19. PLAINTIFF is informed, and based on such information  
22 believes that because she never knowingly executed THE FRAUDULENT DEED  
23 or any other instrument conveying her interest in THE SUBJECT PROPERTY  
24 to anyone, including any of the defendants named in this action or  
25 their predecessors in title, she remains the owner in fee of said  
26 property and entitled to have possession restored to her pursuant to  
27 Civil Code § 1712 by whoever is currently in possession and claiming  
28 ownership and any other possessory interest therein.

/ / /

/ / /

1 SECOND CAUSE OF ACTION FOR DAMAGES UNDER CIVIL CODE § 3281  
2 AS A RESULT OF THE DEFENDANTS BLUE OCEAN, MATTHEW P. KAY, MOHAMED  
3 FOUZI HAFFAR, LATOSHIA KELLER DOES 1 THROUGH 20 inclusive THEIR  
4 AGENTS, ATTORNEYS, SERVANTS AND EMPLOYEES FRAUDULENT INTERFERENCE  
5 WITH PLAINTIFF'S ENJOYMENT AND POSSESSION OF THE SUBJECT PROPERTY  
6 AND BREACH OF THEIR FIDUCIARY DUTY AS HOLDERS OF LICENSES ISSUED BY  
7 THE CALIFORNIA DEPARTMENT OF REAL ESTATE

8 20. PLAINTIFF realleges and incorporates by reference every  
9 allegation contained in the preceding paragraphs 1 through 19  
10 inclusive of this Complaint as though fully set forth herein.

11 21. PLAINTIFF is informed and based upon such information  
12 believes that DEFENDANTS BLUE OCEAN, MATTHEW P. KAY, MOHAMED FOUZI  
13 HAFFAR and DOES 1 THROUGH 20 inclusive as holders of licenses issued  
14 by THE DRE were personally liable for all actions related to the  
15 conduct of their real estate business and were at all times bound as  
16 fiduciaries to act honestly and in good faith during the course of all  
17 business dealings with PLAINTIFF relating to THE SUBJECT PROPERTY.

18 22. PLAINTIFF is informed, and based on such information  
19 believes that individual DEFENDANT LATOSHIA KELLER knowingly aided and  
20 abetted DEFENDANTS BLUE OCEAN, MATTHEW P. KAY, MOHAMED FOUZI HAFFAR  
21 and DOES 1 THROUGH 20 inclusive in the creation of THE FRAUDULENT DEED  
22 by wrongfully notarizing the instrument in order to facilitate its  
23 wrongful and improper recordation in the official records of Los  
24 Angeles County California.

25 23. PLAINTIFF is informed and based upon such information  
26 believes that instead of acting in a manner consistent with their  
27 fiduciary duties as holders of licenses issued by THE DRE DEFENDANTS  
28 BLUE OCEAN, MATTHEW P. KAY, MOHAMED FOUZI HAFFAR and DOES 1 THROUGH  
29 20 inclusive engaged in a course of action which they knew, or should  
30 have known would result in her loss of her equity in and her ability  
31 to enjoy the benefits of continuing ownership of THE SUBJECT PROPERTY.

1           24. DEFENDANTS BLUE OCEAN'S, MATTHEW P. KAY'S, MOHAMED FOUZI  
2 HAFFAR'S, LATOSHIA KELLER'S and DOES 1 THROUGH 20 inclusive's wrongful  
3 actions included, but are not limited to the fraudulent placement and  
4 notarization of a forged signature on and the recordation of THE  
5 FRAUDULENT DEED as part of a scheme to use THE SUBJECT PROPERTY as  
6 collateral for a series of unauthorized loan transactions in order to  
7 generate undisclosed profits and commissions in violation of Civil  
8 Code § 2945.4.

9           25. The actions of DEFENDANTS BLUE OCEAN, MATTHEW P. KAY,  
10 MOHAMED FOUZI HAFFAR, LATOSHIA KELLER and DOES 1 THROUGH 20 inclusive  
11 described in this complaint and referred to herein did in fact result  
12 in PLAINTIFF'S loss of rents and profits following her exclusion from  
13 THE SUBJECT PROPERTY in an amount to be established by evidence to be  
14 submitted and determined by a jury empaneled in this action in a  
15 manner consistent with Article I § 16 of the Constitution of the State  
16 of California.

17           26. In addition to the foregoing PLAINTIFF has incurred special  
18 damages in the form of attorney fees incurred in the prosecution of  
19 an action to recover possession and title to THE SUBJECT PROPERTY.

20           27. As a result of the foregoing PLAINTIFF has suffered general  
21 damages in an amount in excess of TWENTY-FIVE THOUSAND DOLLARS AND NO  
22 CENTS [\$25,000.00] to be determined by a jury empaneled in this action  
23 in a manner consistent with Article I § 16 of the Constitution of the  
24 State of California.

25           28. In addition to the general damages described above PLAINTIFF  
26 has also suffered shock and injury to her nervous system which has  
27 resulted in severe mental anguish justifying an additional award of  
28 damages in such sum as a jury empaneled in this action in a manner

1 consistent with the provisions of Article I § 16 of the Constitution  
2 of the State of California and the Seventh Amendment to the  
3 Constitution of the United States of America may deem appropriate.

4 29. The actions taken by DEFENDANTS BLUE OCEAN, MATTHEW P. KAY,  
5 MOHAMED FOUZI HAFFAR, LATOSHIA KELLER and DOES 1 THROUGH 20 inclusive  
6 and their agents, including the creation of THE FRAUDULENT DEED  
7 through placement of a forged signature on the document and their use  
8 of THE SUBJECT PROPERTY as collateral for loans obtained for the  
9 benefit of unaffiliated third parties were malicious and pursued in  
10 a reckless and irresponsible manner with complete indifference for  
11 the impact such actions might have on PLAINTIFF and her right to  
12 enjoy the benefits associated with the continued ownership of THE  
13 SUBJECT PROPERTY, thereby justifying an award of punitive damages in  
14 such sum as a jury empaneled in this action in a manner consistent  
15 with the provisions of Article I § 16 of the Constitution of the  
16 State of California.

17 **THIRD CAUSE OF ACTION FOR DAMAGES UNDER CIVIL CODE § 1695.7**  
18 **AS A RESULT OF THE DEFENDANTS BLUE OCEAN, MATTHEW P. KAY, MOHAMED**  
19 **FOUZI HAFFAR AND DOES 1 THROUGH 20 INCLUSIVE THEIR AGENTS,**  
20 **ATTORNEYS, SERVANTS AND EMPLOYEES BASED ON THEIR VIOLATIONS OF**  
21 **CIVIL CODE §§ 1695.1 ET SEQ.**

22 30. PLAINTIFF realleges and incorporates by reference every  
23 allegation contained in the preceding paragraphs 1 through 29  
24 inclusive of this Complaint as though fully set forth herein.

25 31. PLAINTIFF is informed, and based upon such information  
26 believes that the actions of DEFENDANTS BLUE OCEAN, MATTHEW P. KAY,  
27 MOHAMED FOUZI HAFFAR AND DOES 1 THROUGH 20 and their agents described  
28 and referred to herein violated and did not comply with the  
provisions of Civil Code §§ 1695.1 et seq.

/ / /



1           32. As a result of the facts set forth herein under the  
2 provisions of Civil Code §§ 1695.7 PLAINTIFF is entitled to recover  
3 her actual damages plus reasonable attorneys' fees and costs plus  
4 exemplary damages in an amount not less than three times the value  
5 of the equity she lost in THE SUBJECT PROPERTY as a result of  
6 DEFENDANTS' actions.

7           33. As a result of DEFENDANTS BLUE OCEAN'S, MATTHEW P. KAY'S,  
8 MOHAMED FOUZI HAFFAR'S and DOES 1 THROUGH 20 inclusive violation of  
9 Civil Code §§ 1695. 1 et seq. PLAINTIFF lost rents and profits in an  
10 amount to be established by evidence to be submitted and determined  
11 by a jury empaneled in this action in a manner consistent with  
12 Article I § 16 of the Constitution of the State of California.

13           34. As a result further result of DEFENDANTS BLUE OCEAN'S,  
14 MATTHEW P. KAY'S, MOHAMED FOUZI HAFFAR'S and DOES 1 THROUGH 20  
15 inclusive violation of Civil Code §§ 1695. 1 et seq. PLAINTIFF has  
16 suffered general damages in an amount in excess of TWENTY-FIVE  
17 THOUSAND DOLLARS AND NO CENTS [\$25,000.00] to be determined by a jury  
18 empaneled in this action in a manner consistent with Article I § 16  
19 of the Constitution of the State of California.

20           35. In addition to the general damages described above  
21 PLAINTIFF has also suffered shock and injury to her nervous system  
22 which has resulted in severe mental anguish justifying an additional  
23 award of damages in such sum as a jury empaneled in this action in  
24 a manner consistent with the provisions of Article I § 16 of the  
25 Constitution of the State of California and the Seventh Amendment to  
26 the Constitution of the United States of America may deem  
27 appropriate.

28 / / /

1 36. DEFENDANTS BLUE OCEAN'S, MATTHEW P. KAY'S, MOHAMED FOUZI  
2 HAFFAR'S and DOES 1 THROUGH 20 inclusive violation of Civil Code §§  
3 1695. 1 et seq. were malicious and pursued in a reckless and  
4 irresponsible manner with complete indifference for the impact such  
5 actions might have on PLAINTIFF and her right to enjoy the benefits  
6 associated with the continued ownership of THE SUBJECT PROPERTY,  
7 thereby justifying an additional award of punitive damages in such  
8 sum as a jury empaneled in this action in a manner consistent with  
9 the provisions of Article I § 16 of the Constitution of the State of  
10 California.

11 **FOURTH CAUSE OF ACTION FOR DAMAGES UNDER CIVIL CODE § 2945.6**  
12 **AS A RESULT OF THE DEFENDANTS BLUE OCEAN, MATTHEW P. KAY, MOHAMED**  
13 **FOUZI HAFFAR AND DOES 1 THROUGH 20 INCLUSIVE THEIR AGENTS,**  
14 **ATTORNEYS, SERVANTS AND EMPLOYEES BASED ON THEIR VIOLATIONS OF**  
15 **CIVIL CODE §§ 2945 ET SEQ.**

16 37. PLAINTIFF realleges and incorporates by reference every  
17 allegation contained in the preceding paragraphs 1 through 36  
18 inclusive of this Complaint as though fully set forth herein.

19 38. PLAINTIFF is informed, and based on such information  
20 believe that as a result of DEFENDANTS BLUE OCEAN'S, MATTHEW P.  
21 KAY'S, MOHAMED FOUZI HAFFAR'S AND DOES 1 THROUGH 20 INCLUSIVE'S  
22 violation of Civil Code § 2945(g) they received compensation from  
23 third parties related to their disposition of THE SUBJECT PROPERTY.

24 39. As a result of the facts set forth herein under the  
25 provisions of Civil Code §§ 2945.6(a) PLAINTIFF is entitled to  
26 recover her actual damages, reasonable attorneys' fees and costs plus  
27 exemplary damages in an amount of not less than three [3] times the  
28 compensation DEFENDANTS BLUE OCEAN, MATTHEW P. KAY, MOHAMED FOUZI  
HAFFAR'S AND DOES 1 THROUGH 20 INCLUSIVE received from third parties  
as a result of transaction facilitated in whole or part by the

1 creation and recordation of THE FRAUDULENT DEED.

2 WHEREFORE PLAINTIFF prays this Court enter judgment as follows:

3 1. Canceling, rescinding and declaring THE FRAUDULENT DEED  
4 [a copy of which is attached hereto as Exhibit "1"] which was  
5 recorded as instrument no. 06-0203073 in the official records of Los  
6 Angeles County, California on January 27, 2006 to be null and void  
7 and unenforceable pursuant to Civil Code § 3412.

8 2. Directing any DEFENDANT named herein or any other person,  
9 firm or business entity which currently has possession of or comes  
10 into possession of THE SUBJECT REAL PROPERTY during the course of  
11 this litigation to immediately return full possession and control of  
12 THE SUBJECT PROPERTY to PLAINTIFF pursuant to Civil Code § 1712.

13 3. Declaring that any title which passed to any DEFENDANT  
14 named in this action, or of any other person who acquired title after  
15 the recordation of THE FRAUDULENT DEED as instrument no. 06-0203073  
16 in the official records of Los Angeles County, California on January  
17 27, 2006 to be null and void.

18 4. Directing DEFENDANTS and any other person who acquired  
19 title to THE SUBJECT PROPERTY after the recordation of THE FRAUDULENT  
20 DEED, their agents, servants, employees and all other parties acting  
21 in concert with them to account for and turn over to PLAINTIFF all  
22 rents and profits which have accrued or have been collected by them.

23 5. Enjoining and restraining DEFENDANTS and any other person  
24 who acquired title after the recordation of THE FRAUDULENT DEED,  
25 their agents, servants, employees and all other parties acting in  
26 concert with them from interfering with PLAINTIFF'S right to full  
27 benefits of ownership and possession of THE SUBJECT REAL PROPERTY.

28 / / /

1           6. For general and compensatory damages against DEFENDANTS  
2 BLUE OCEAN, MATTHEW P. KAY, MOHAMED FOUZI HAFFAR, LATOSHIA KELLER and  
3 DOES 1 THROUGH 20 inclusive in an amount in excess of TWENTY FIVE  
4 THOUSAND DOLLARS [\$25,000.00] which a jury empaneled in under the  
5 provisions of Article I § 16 of the Constitution of the State of  
6 California deems appropriate;

7           7. For special damages against DEFENDANTS BLUE OCEAN, MATTHEW  
8 P. KAY, MOHAMED FOUZI HAFFAR, LATOSHIA KELLER and DOES 1 THROUGH 20  
9 inclusive in an amount equal to the loss of rents and profits in an  
10 amount to be established by evidence to be submitted and determined  
11 by a jury empaneled in this action in a manner consistent with  
12 Article I § 16 of the Constitution of the State of California;

13           8. For special damages DEFENDANTS BLUE OCEAN, MATTHEW P. KAY,  
14 MOHAMED FOUZI HAFFAR, LATOSHIA KELLER and DOES 1 THROUGH 20 inclusive  
15 in an amount equal to the attorney fees incurred in recovering title  
16 to and possession of THE SUBJECT PROPERTY in an amount to be  
17 established by evidence to be submitted and determined by a jury  
18 empaneled in this action in a manner consistent with Article I § 16  
19 of the Constitution of the State of California;

20           9. For exemplary damages in an amount not less than three [3]  
21 times the value of the equity which the evidence presented to the  
22 trier of fact determines PLAINTIFF lost in THE SUBJECT PROPERTY as  
23 a result of DEFENDANTS' violation of Civil Code §§ 1695.1 et seq.

24           10. For exemplary damages in an amount not less than three [3]  
25 times the compensation DEFENDANTS BLUE OCEAN, MATTHEW P. KAY, MOHAMED  
26 FOUZI HAFFAR'S AND DOES 1 THROUGH 20 INCLUSIVE received by from any  
27 third party as a result of any transaction facilitated in whole or  
28 part by the creation and recordation of THE FRAUDULENT DEED.

1 11. For punitive damages against DEFENDANTS BLUE OCEAN,  
2 MATTHEW P. KAY, MOHAMED FOUZI HAFFAR, LATOSHIA KELLER and DOES 1  
3 THROUGH 20 inclusive in an amount which a jury empaneled under the  
4 provisions of Article I § 16 of the Constitution of the State of  
5 California and the Seventh Amendment to the Constitution of the  
6 United States of America may deem appropriate;

7 12. For cost of suit incurred herein including reasonable  
8 attorney fees under Civil Code §§ 1695.7 and 2945.6; and

9 13. Such other and further relief as the court deems proper.

10 LAW OFFICES OF ZAMOS & OKOJIE

11 By: 

12 JEROME ZAMOS, Attorneys for  
13 PLAINTIFF PRUDENCE WALTZ

EXHIBIT "1" TO FOURTH AMENDED COMPLAINT

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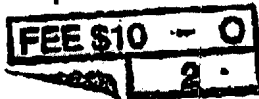
06 0203073

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
01/27/06 AT 08:00am

TITLE(S) : DEED



FEE



P.T.T.  
550.00

REPRODUCTION SENT-44

CODE  
20

CODE  
19

CODE  
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

5001 - 014 - 011

001

THIS FORM IS NOT TO BE DUPLICATED

11/27/08

JAN. 18. 2006 4:15PM

RECORDING REQUESTED BY  
Financial Title Company  
AND WHEN RECORDED MAIL TO

06 0203073

Name Samantha Hill  
Street 244 - 246 W. 57th St  
Address 19 Los Angeles CA, 90037  
City/State LA  
Zip  
Order No. 43M9901-PSE-PE1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)  
City of Los Angeles or ☐ Unincorporated Area (80)  
City Conveyance Tax is \$ (44)  
Parcel No. 8001-074-011Documentary Transfer Tax is \$580.00  
☐ computed on full value of interest  
☐ full value less value of liens or encumbrances remaining at the time of sale

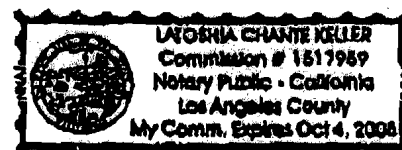
Signature of Declarant or Agent Determining Tax Firm Name

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Prudence M. Waltz, a single woman  
hereby GRANT(s) to  
Samantha Hill, An UnMarried Woman  
the following real property:  
See Exhibit A attached hereto and made a part hereof.Dated: January 18, 2006STATE OF CALIFORNIA  
COUNTY OF Los Angeles ) S.S.On January 18, 2006 before me,Latoshia Chanté Kellera Notary Public in and for said County and State, personally appeared  
Prudence M. Waltz

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Prudence M. Waltz  
Prudence M. Waltz

(This area for official notarial seal)

MAIL TAX STATEMENTS TO

, 5900 65 Ave



45046934 -585 -PEI

Exhibit A

~~Legal Description~~

All that certain real property situated in the  
 California, described as follows:

, County of Los Angeles, State of

The North 113.25 Feet of Lot 382 of Burck's Golden Tract, in the City of Los Angeles, County of Los  
 Angeles, California as per map recorded in Book 10, Page 26, of Maps in the Office of the County  
 Records of said County

5001-014-011

06 0203073

Description: Los Angeles, CA Document-Year.DocID 2006.203073 Page: 3 of 3  
 Order: 57th Comment:

EXHIBIT "1" TO FOURTH AMENDED COMPLAINT PAGE 3

PROOF OF SERVICE BY MAIL

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

I am employed in the County of LOS ANGELES, State of CALIFORNIA. I am over the age of 18 and not a party to the within action; my business address is 5228 Campo Road, Woodland Hills, California 91364.

On March 23, 2009 I served the following document(s) described as **FOURTH AMENDED COMPLAINT** on the interested parties in this by placing a true copy thereof enclosed in a sealed envelope with postage fully prepaid addressed to:

LAW OFFICES OF SINGER & VENTURA, LLP  
Daniel I Singer, Esquire  
3694 Midway Drive, Suite B  
San Diego, California 92110  
Cheryl Ziegler, Esquire

MOHAMED FOUZI HAFFER, Esquire  
HAFFER & ASSOCIATES  
402 West Broadway, Suite 400  
San Diego, California 92101

BLUE OCEAN MORTGAGE, INC.

c/o MATTHEW P KAY [its agent for service]  
5900 WILSHIRE BLVD STE 2555  
LOS ANGELES, CA 90036

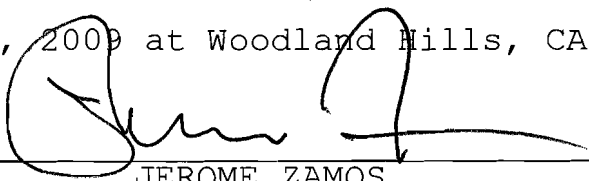
AURORA LOAN SERVICES, INC.  
601 5<sup>th</sup> Avenue  
Scottsbluff, Nebraska 69361

MATTHEW P KAY  
1843 Cherokee Avenue, Apartment # 116  
LOS ANGELES, CA 90028

I am "readily familiar" with the firms practice of collection and processing correspondence for mailing. Under that practice it would be deposited with U.S. postal service on that same day with postage thereon fully prepaid at Woodland Hills, California. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after the date of deposit for mailing in set forth in this affidavit.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed March 23, 2009 at Woodland Hills, CALIFORNIA.

  
JEROME ZAMOS